

OFFICE FOR SALE

\$1,200,000

2,150 SF

6617 Virginia Pkwy


McKinney, Texas 75071



APPIAN
COMMERCIAL REALTY

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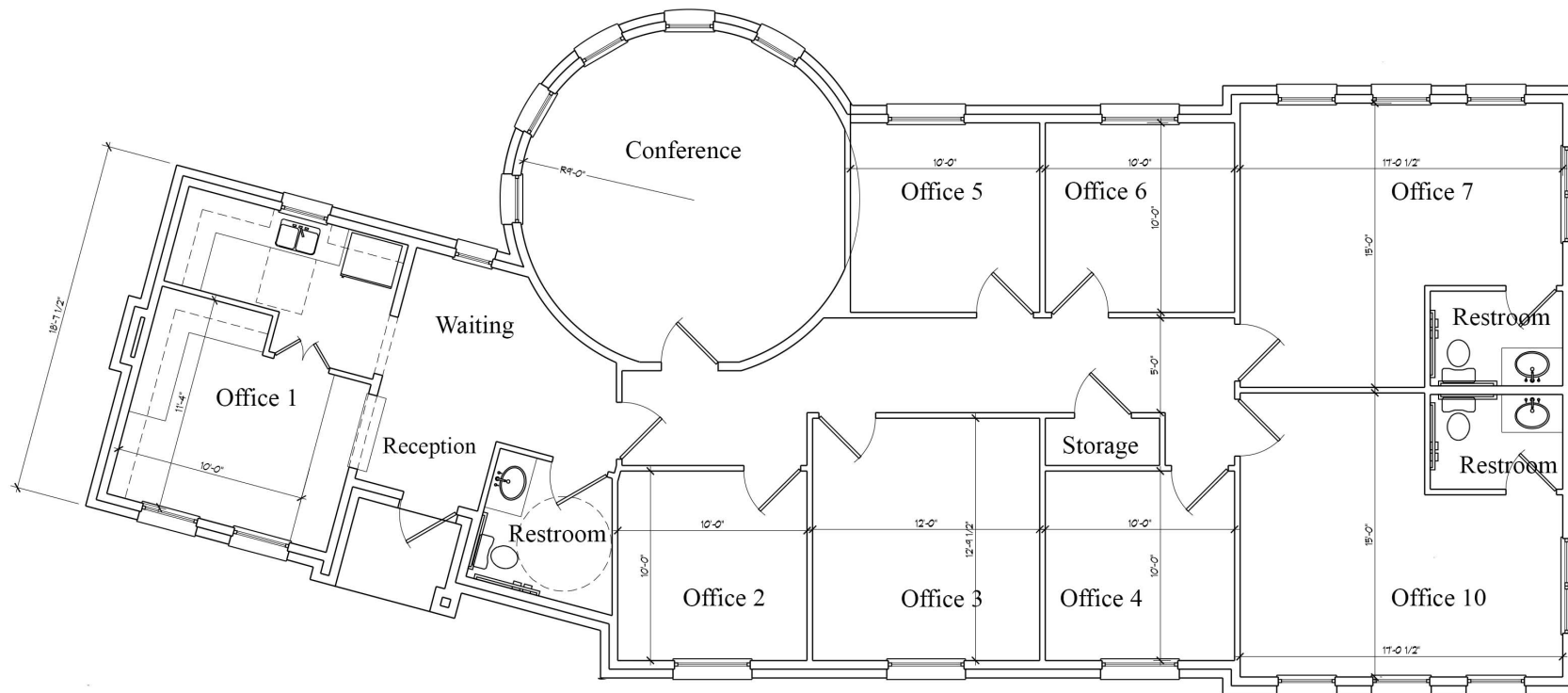
 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

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Office
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Floor Plan

2,150 SF



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PROPERTY DETAILS

- **Price:** \$1,200,000
- **Property Type:** Office
- **Available SF:** 2,150 SF
- **Address:** 6617 Virginia Pkwy
- **City:** McKinney

- **County:** Collin
- **Cross Street:** Virginia Pkwy & Stonebridge Dr
- **Traffic Counts:** 27,876 CPD (City of McKinney 2021 Traffic Count Map)
- **Property Status:** Existing
- **Building Size:** 2,150 SF

PROPERTY INFORMATION


This property is located in Adriatica Village on the SE corner of Virginia Parkway and Stonebridge Drive in the heart of west McKinney. McKinney has been recognized as one of the fastest growing cities in the U.S., with a population estimated at 214,000 with an average household income of \$134,813. Adriatica encompasses 45 acres and is located within the over 5,000-acre master-planned community of Stonebridge Ranch. Adriatica is a mixed use development community replicating the fishing village of Supetar on the island of Brac in Croatia. This unique village currently is home to many businesses including Starbucks, Starwood Café, The UPS Store, Karadise Boutique, Zen Zen Wine & Bistro, Cavalli's Pizza, Independent Financial, The Guitar Sanctuary, and The Sanctuary.

*The information contained herein was obtained from sources deemed reliable; however, Appian Commercial Realty makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice



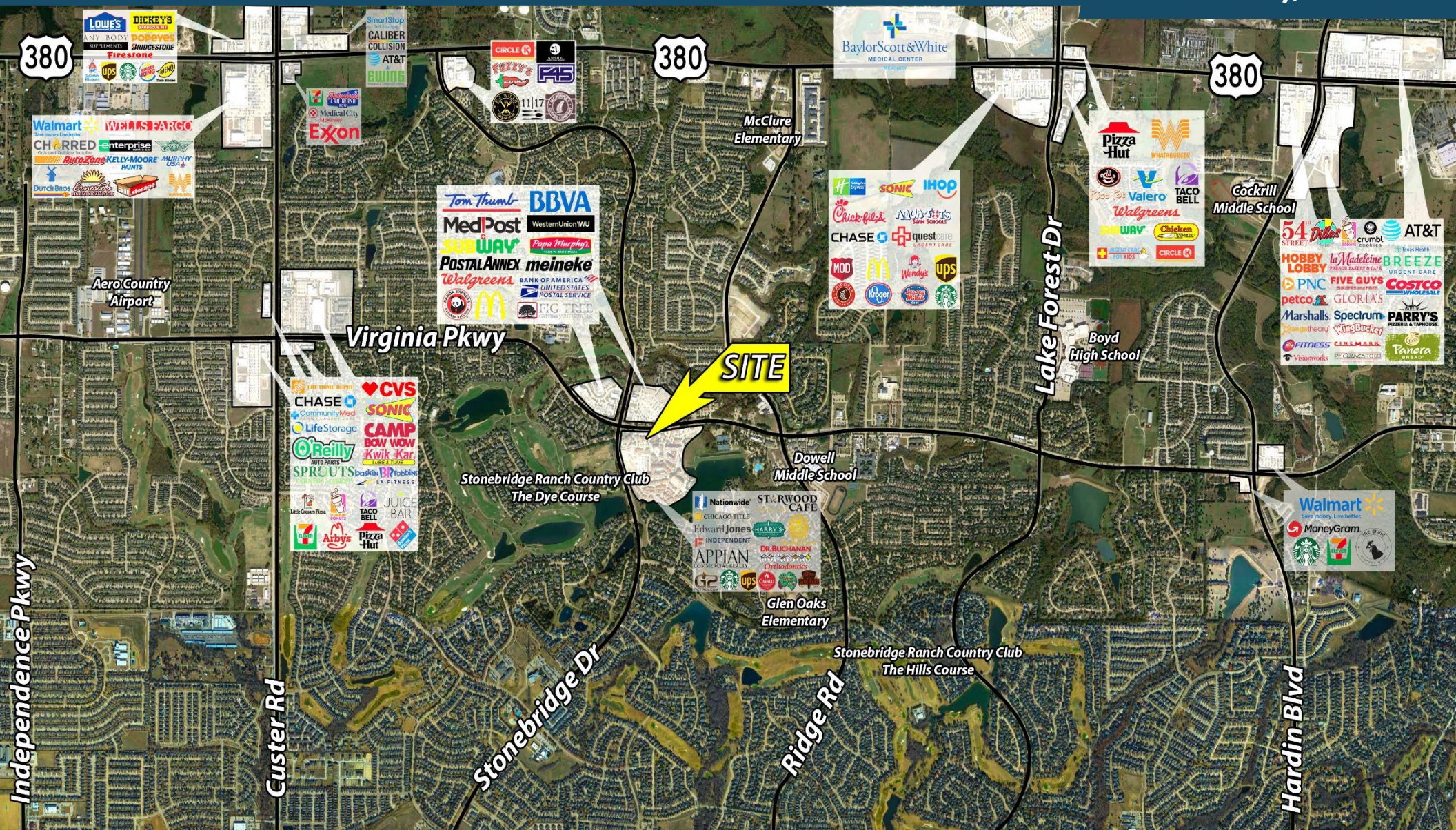
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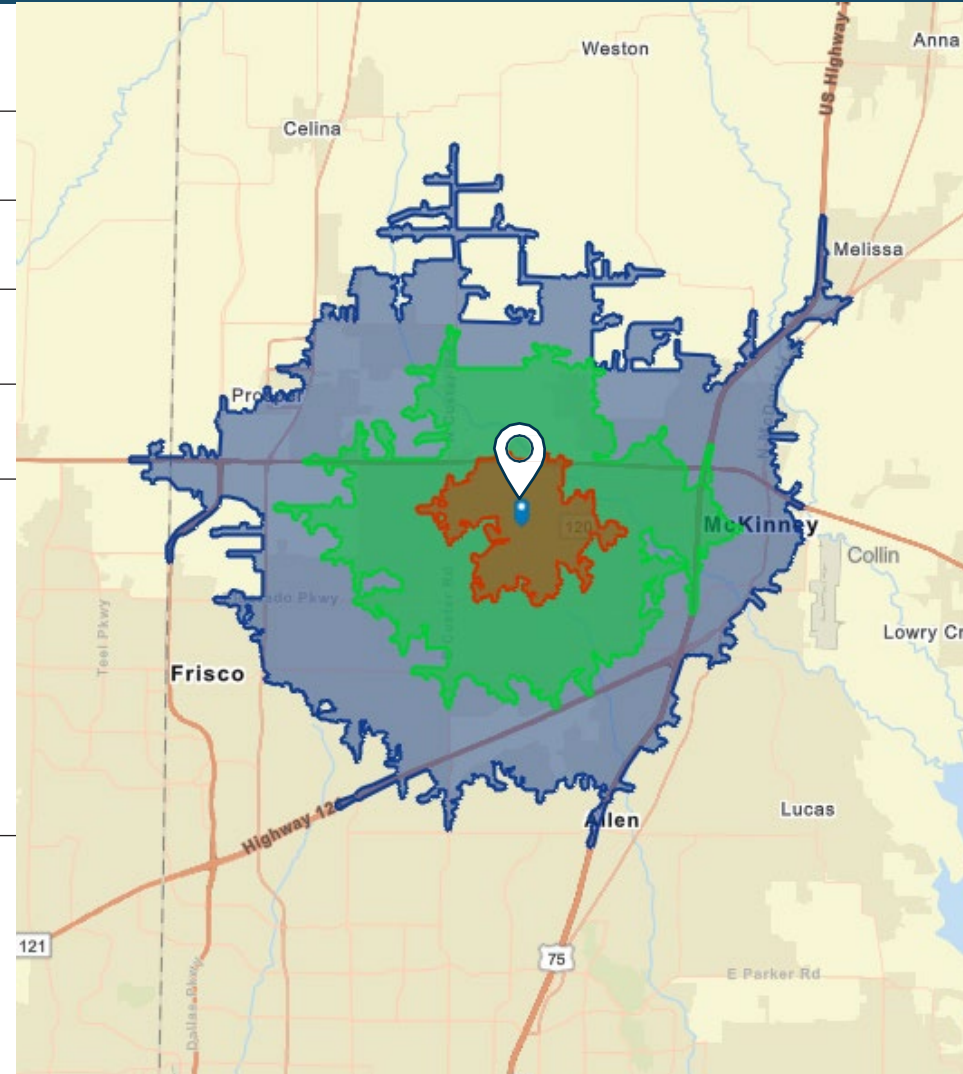
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DEMOGRAPHICS

2022 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	29,582	165,013	326,540
Households	10,284	55,449	109,797
Families	7,997	43,411	85,247
Average Household Size	2.86	2.97	2.96
Owner Occupied Housing Units	7,538	39,544	76,099
Renter Occupied Housing Units	2,746	15,905	33,698
Median Age	40.8	36.8	36.8
Median Household Income	\$160,729	\$138,976	\$144,153
Average Household Income	\$198,210	\$173,955	\$179,711



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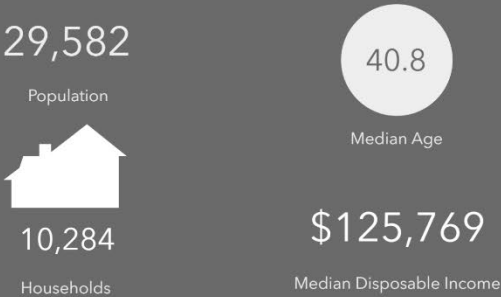
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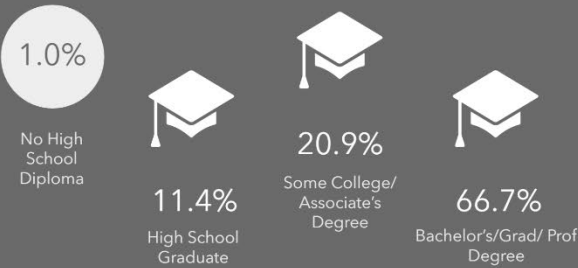
DEMOGRAPHIC SUMMARY

6617 Virginia Pkwy, Mckinney, Texas, 75071
Drive time of 5 minutes

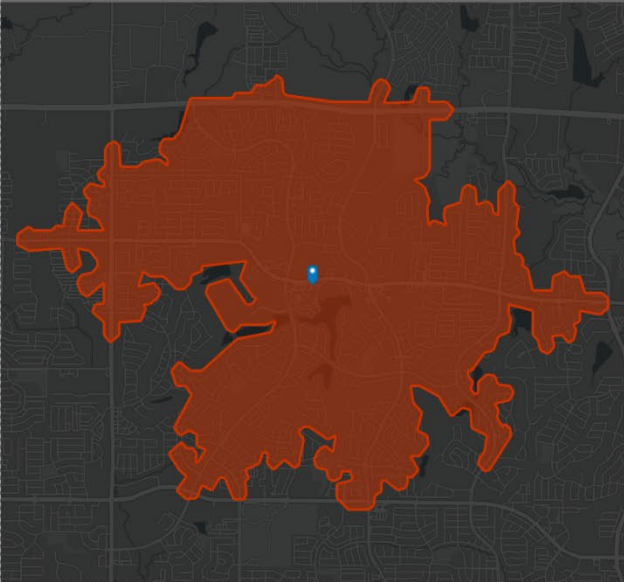
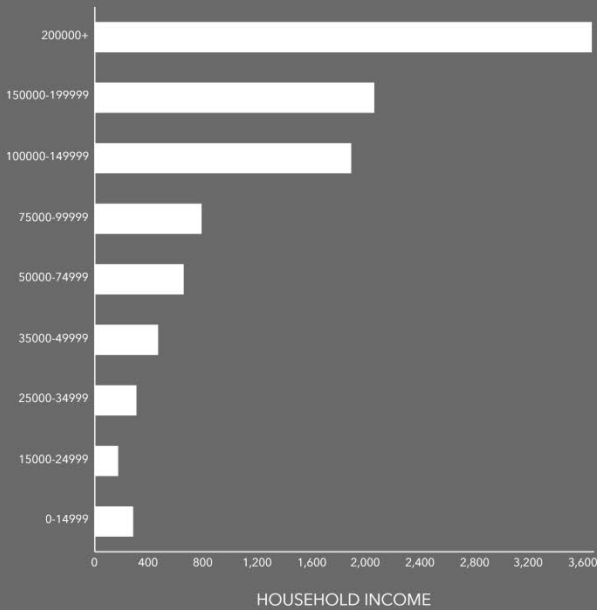
KEY FACTS



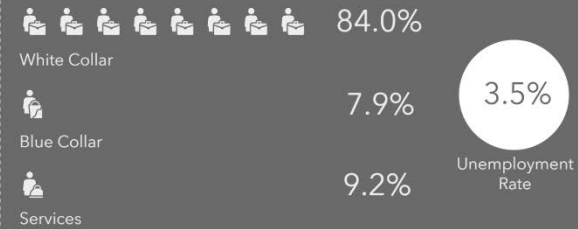
EDUCATION



INCOME



EMPLOYMENT

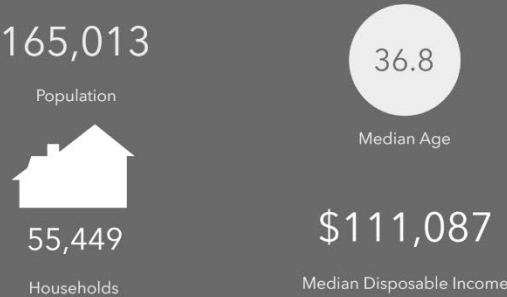


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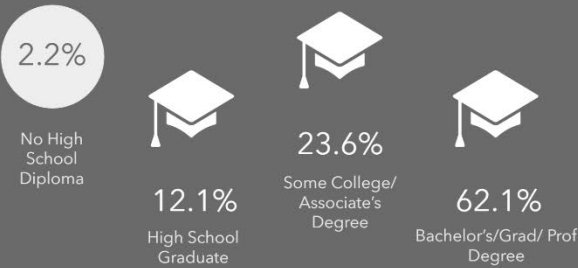
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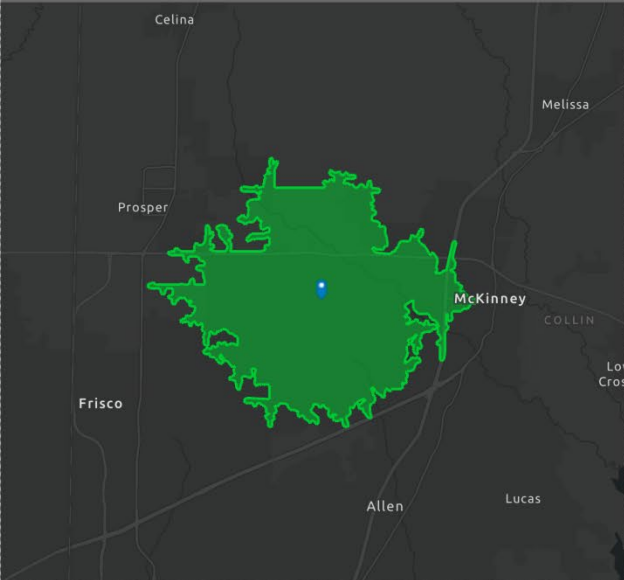
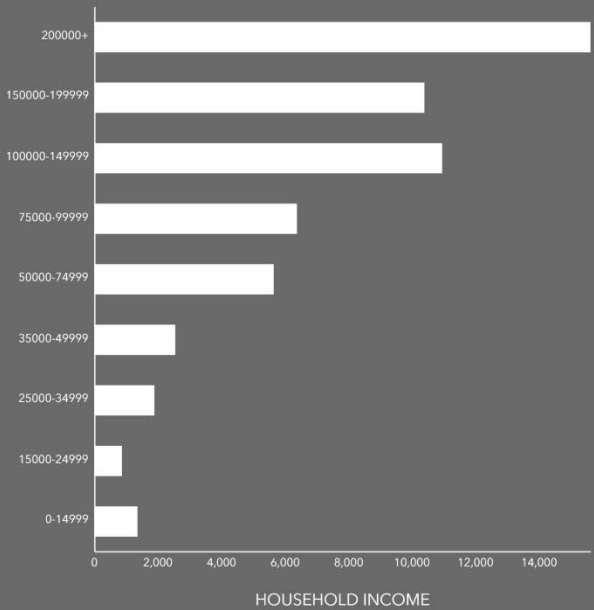
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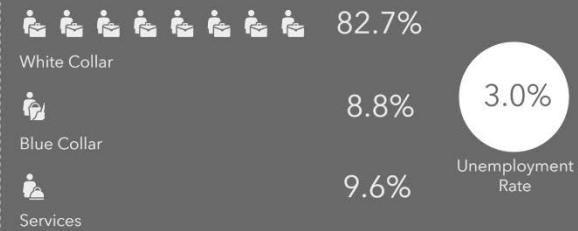
EDUCATION



INCOME



EMPLOYMENT

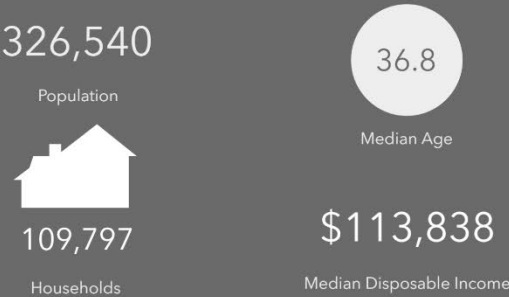


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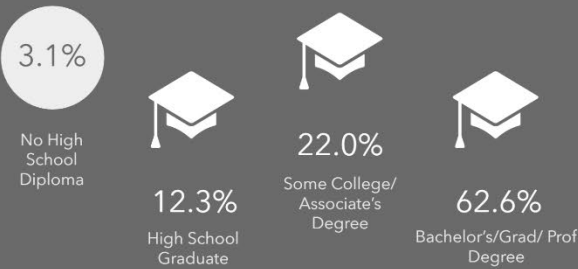
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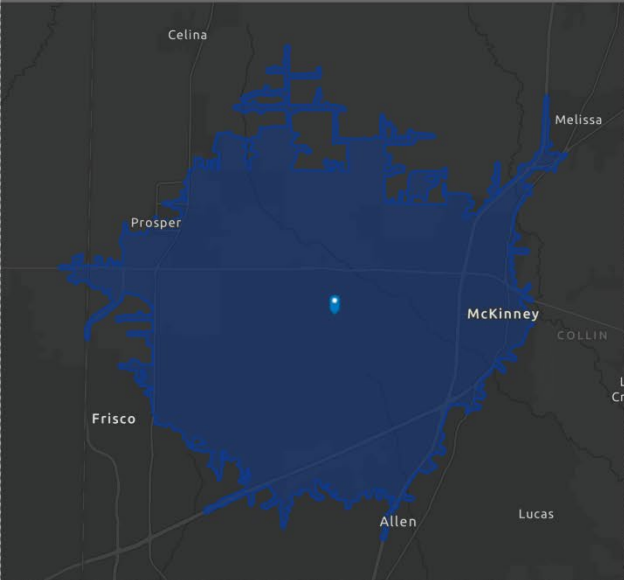
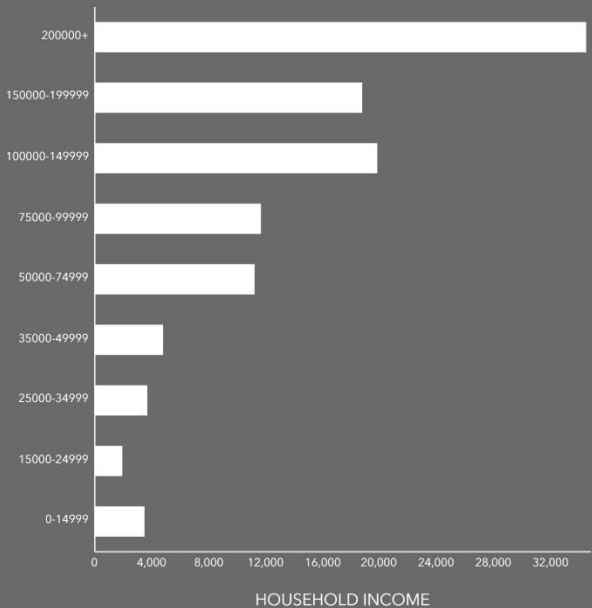
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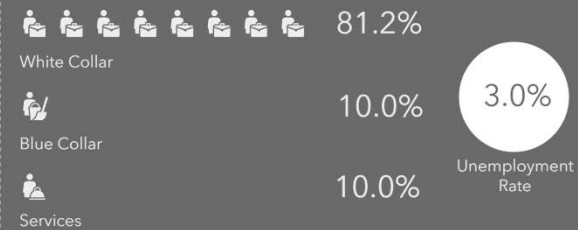
EDUCATION



INCOME



EMPLOYMENT



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the

broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date